

**Town of Camden
Board of Adjustment Meeting
Camden Municipal Building
April 20, 2016**

CALL TO ORDER

Chairman Prystajko called the meeting to order at 6:30 p.m. and noticed that this regular Board of Adjustment meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on April 8, 2016, in the following manner:

- The electronic sign; and
- The Official Bulletin Boards;
- The official Town of Camden Web Site;
- The Delaware State News; and
- The News Journal

Chairman Prystajko led attendees in the Pledge of Allegiance.

Members Attending: Chairman Prystajko, Commissioner Harshbarger, Commissioner Badger, and Commissioner Girty absent.

Staff Attending: Town Clerk Jamie Fenske, Code Enforcement Officer Harold Scott, and Town Manager Aaron Chaffinch.

MINUTES

Motion made by Commissioner Badger seconded by Commissioner Girty, to approve the November 18, 2015 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

Shoppes at Camden, Tax Map NM-7-02-094.00-01-25.02-000 Parcel 2b, Zone C-2. Application submitted for additional signage on the building and a monument sign.

Adrienne Kalzak – Director of Real Estate for Aldi explained that this is the first Aldi in the state of Delaware and it will only be open normal grocery store hours, not 24/7.

Ronald Dougherty – Attorney for Aldi, explained that they have been approved for 2 signs on the Pylon sign and 2 Aldi signs on the building. They are asking for a variance for the 2 “Food Market” signs on the building and a monument sign to be constructed on Walmart Drive.

Chris Kambar – APD Engineering & Architecture, explained that the “food market” sign helps identify what the Aldi store sells and the monument sign will help identify where the building entrance is.

Jeff Carson – Sign City, explained that he is the one that is constructed the signs for Aldi. He showed pictures of the Camden Lowes signs. He added that the monument sign will help

identify the access point for the parking lot. He explained that the “food market” and “Aldi” signs on the building combined square footage is less than the code allows.

Commissioner Badger explained that there would not be a lot of room to see around the monument sign.

A motion was made by Commissioner Badger, seconded by Commissioner Harshbarger, to approve the 2 “Food Market” signs to go on the building as proposed. All in favor, none opposed.

Commissioner Badger stated that he felt the monument sign was too big as presented.

Commissioner Girty questioned what the hardship would be that the other stores in the shopping complex would not also have. He explained that there needs to be a specific hardship for the Aldi that would allow the Board to grant a variance for only them to have a monument sign.

Mr. Kamar stated that the monument sign will allow for customers to safely slow down without passing the store.

Commissioner Girty added that there are 2 entrances after where the monument sign is proposed that the customers could enter through if they miss the first entrance.

A motion was made by Commissioner Harshbarger, seconded by Commissioner Badger, to deny the variance application for the monument sign. All in favor, none opposed.

Commissioner Badger added that there is no particular hardship.

ADJOURNMENT

At 7:19 a motion was made by Commissioner Prystajko, seconded by Commissioner Badger to adjourn the meeting. All in favor; none opposed.

Respectfully submitted,

Jamie Fenske, Town Clerk